

098.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

674,600 /

674,600

USE VALUE:

674,600 /

674,600

ASSESSED:

674,600 /

674,600

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

No	Alt No	Direction/Street/City
68		HODGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENNETT DENNIS R/TRUSTEE	
Owner 2: PHYLLIS M BENNETT IRREVOCABLE	
Owner 3:	

Street 1:	68 HODGE RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: BENNETT PHYLLIS M -
Owner 2: -

Street 1:	68 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 7,678 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		7678		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY								
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		
101	7678.000	219,400		455,200	674,600			
Total Card	0.176	219,400		455,200	674,600	Entered Lot Size		
Total Parcel	0.176	219,400		455,200	674,600	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	484.63	/Parcel: 484.6	Land Unit Type:		

PREVIOUS ASSESSMENT								
Parcel ID 098.0-0002-0003.0								

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,400	0	7,678.	455,200	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	186,100	0	7,678.	455,200	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	186,100	0	7,678.	390,200	576,300	576,300	Year End Roll	12/20/2017
2017	101	FV	186,100	0	7,678.	364,200	550,300	550,300	Year End Roll	1/3/2017
2016	101	FV	186,100	0	7,678.	312,200	498,300	498,300	Year End	1/4/2016
2015	101	FV	185,100	0	7,678.	279,600	464,700	464,700	Year End Roll	12/11/2014
2014	101	FV	185,100	0	7,678.	258,800	443,900	443,900	Year End Roll	12/16/2013
2013	101	FV	185,100	0	7,678.	246,800	431,900	431,900		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BENNETT PHYLLIS	60444-559		11/8/2012	Convenience	10
	12923-271		1/16/1976		41,500
					No No N

BUILDING PERMITS											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment			
10/2/2015	1470	Re-Roof	8,180								

ACTIVITY INFORMATION											
Date	Result	By	Name								
10/8/2018	MEAS&NOTICE	CC	Chris C								
4/20/2009	Missed Appt.	163	PATRIOT								
11/24/1999	Inspected	267	PATRIOT								
11/9/1999	Mailer Sent										
10/19/1999	Measured	263	PATRIOT								
12/1/1981		KM									

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.1762 Total SF/SM: 7678 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 455,239 Spl Credit: Total: 455,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED: 674,600 / USE VALUE: 674,600 / ASSESSED: 674,600 / Total Card / Total Parcel 674,600 / 674,600

APPRAISED: 63683 GIS Ref GIS Ref GIS Ref Insp Date 10/08/18

USER DEFINED Prior Id # 1: 63683

PRINT Date Time 12/10/20 22:32:30

LAST REV Date Time 10/16/18 11:30:28

ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		SCUTTLE HOLE.										
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 1 - Concrete				1/2 Bath:		Rating:												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 4 - Vinyl				OthrFix:		Rating:												
Sec Wall: 8 - Brick Veneer	5%																	
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GRAY																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>						
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1950	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1		Rating: Average		Other										
Jurisdct:		Fact: .		WSFlue:		Rating:		Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RES BREAKDOWN</b>				<b>SKETCH</b>						
Avg Ht/FL: STD				Location:				Exterior:										
Prim Int Wall: 1 - Drywall				Total Units:				Interior:										
Sec Int Wall:		%		Floor:				1	5	2								
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 098-0-0002-0003.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
<b>SKETCH</b>																		
More: N	Total Yard Items:					Total Special Features:								Total:				